



# SPECIAL MAGISTRATE LIEN REDUCTION VIRTUAL HEARING AGENDA

**MARCH 25, 2021  
12:00 P.M.**

**MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:**

**<https://www.fortlauderdale.gov/government/SM>**

**MARK PURDY  
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

**DEPARTMENT OF SUSTAINABLE DEVELOPMENT**

700 NW 19 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

**[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)**



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION  
VIRTUAL MEETING  
MARCH 25, 2021  
12:00 PM

Page 1

---

LIEN REDUCTION HEARING

---

CASE NO: CE15040774  
CASE ADDR: 208 SW 2 ST  
OWNER: OLIVA OLIVA LLC  
A I R ENTERPRISES LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2010) 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS:  
1. STRUCTURAL, PLUMBING AND ELECTRICAL ALTERATIONS  
WERE DONE TO BUILD A WOOD SHED TO HOUSE THE  
ICEMAKER AND A COOLING SYSTEM THAT WAS INSTALLED  
AT THE FRONT OF THE STORE. BOTH WITHOUT THE  
APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

---

CASE NO: CE16040644  
CASE ADDR: 325 ISLE OF CAPRI  
OWNER: PENNYMAC CORP  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2014) 105.1  
THE PROPERTY HAS BEEN ALTERED IN THE FOLLOWING  
MANNER.  
1. THE DOCK HAS BEEN REPLACED ON THE EXISTING  
PILING AND STAIRS ADDED TO THE SOUTH END.

FBC(2014) 105.3.1.4.4  
1. WATER LINES INSTALLED ON DOCK

FBC(2014) 105.3.1.4.5  
1. ELECTRICAL SERVICE ADDED TO DOCK

FBC(2014) 110.6  
THE REQUIRED INSPECTIONS FOR THIS WORK WERE NOT DONE.

---

**CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION  
VIRTUAL MEETING  
MARCH 25, 2021  
12:00 PM**

Page 2

CASE NO: CE19050992  
CASE ADDR: 403 SW 17 ST  
OWNER: BOCA ISLAND LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-18.47 A.  
THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY  
RESIDENCE. THEY HAVE NOT REGISTERED WITH THE PLANNING  
AND ZONING DIVISION OF THE CITY'S DEPARTMENT OF  
SUSTAINABLE DEVELOPMENT AS REQUIRED NOR HAVE THEY BEGUN  
THE PROCESS TOWARDS OBTAINING STATE CERTIFICATION.

-----

CASE NO: CE19050993  
CASE ADDR: 407 SW 17 ST  
OWNER: BOCA ISLAND LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-18.47 A.  
THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY  
RESIDENCE. THEY HAVE NOT REGISTERED WITH THE PLANNING  
AND ZONING DIVISION OF THE CITY'S DEPARTMENT OF  
SUSTAINABLE DEVELOPMENT AS REQUIRED NOR HAVE THEY BEGUN  
THE PROCESS TOWARDS OBTAINING STATE CERTIFICATION.

-----

CASE NO: CE18080459  
CASE ADDR: 500 NE 17 WAY  
OWNER: PHILLIPS, KIM & SWEERS, RANDALL  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY. THIS IS A RECURRING  
VIOLATION. PREVIOUS CASE IS CE16081376. THIS CASE  
WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR  
A FINDING OF FACT REGARDLESS OF WHETHER THE CASE  
IS BROUGHT INTO COMPLIANCE OR NOT.

-----

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION  
VIRTUAL MEETING  
MARCH 25, 2021  
12:00 PM

Page 3

CASE NO: CE16081912  
CASE ADDR: 500 RIVIERA DR  
OWNER: 500 RIVIERA LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

-----

CASE NO: CE17100521  
CASE ADDR: 500 RIVIERA DR  
OWNER: 500 RIVIERA LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-19.3.(f) (5)  
THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE  
IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY.  
PROPERTY OWNERS, FAILING TO PREVENT TIDAL WATERS FROM  
FLOWING OVERLAND AND LEAVING THEIR PROPERTY, ARE IN  
VIOLATION.

9-313(c)  
THE PROPERTY DOES NOT HAVE ADDRESS NUMBERS THAT  
ARE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

-----

CASE NO: CE19042231  
CASE ADDR: 604 SW 16 CT  
OWNER: BOCA ISLAND LLC % TUYEN DO  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-18.47 A.  
THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY  
RESIDENCE. THEY HAVE NOT REGISTERED WITH THE  
PLANNING AND ZONING DIVISION OF THE CITY  
DEPARTMENT OF SUSTAINABLE DEVELOPMENT AS REQUIRED  
NOR HAVE THEY BEGUN THE PROCESS TOWARDS OBTAINING  
STATE CERTIFICATION.

-----

**CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION  
VIRTUAL MEETING  
MARCH 25, 2021  
12:00 PM**

Page 4

CASE NO: CE19042232  
CASE ADDR: 606 SW 16 CT  
OWNER: BOCA ISLAND LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-18.47 A.

THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. THEY HAVE NOT REGISTERED WITH THE PLANNING AND ZONING DIVISION OF THE CITY DEPARTMENT OF SUSTAINABLE DEVELOPMENT AS REQUIRED NOR HAVE THEY BEGUN THE PROCESS TOWARDS OBTAINING STATE CERTIFICATION.

-----  
CASE NO: CE19041836  
CASE ADDR: 716 NW 14 WY  
OWNER: IMMANUEL CHURCH OF GOD IN CHRIST  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-279(f)

THERE IS NO WATER SERVICE AT THIS OCCUPIED PROPERTY. THE METER HAS BEEN REMOVED FROM THE PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THERE ARE MISSING PLUMBING FIXTURES SUCH AS KNOBS/HANDLES AND ACCUMULATIONS OF HUMAN WASTE IN OTHER PLUMBING FIXTURES SUCH AS TOILETS AND SINKS. DUE TO HAVING NO WATER SERVICE, THE PLUMBING IS NOT WORKING AS INTENDED FOR GENERAL USE.

9-280(g)

THE ELECTRICAL SYSTEM AT THIS PROPERTY IS NOT MAINTAINED. THE CIRCUIT PANEL IS OPEN WITH EXPOSED WIRING AND POSES A LIFE SAFETY EMERGENCY. THIS CASE SHALL BE IMMEDIATELY SCHEDULED FOR A SPECIAL MAGISTRATE HEARING.

**CONTINUED**

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION  
VIRTUAL MEETING  
MARCH 25, 2021  
12:00 PM

Page 5

9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE CRACKS IN THE SIDING WHICH MAY ALLOW FOR WATER INTRUSION INTO THE WALLS OF THE DWELLING. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

-----  
CASE NO: CE19052629  
CASE ADDR: 825 NW 19 AVE  
OWNER: 6IX JAY LLC HOLDINGS OF RJ SEEDS LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 24-11 (a)  
THE CONSTRUCTION SITE DOES NOT HAVE REQUIRED SOLID WASTE CONTAINER FOR CONSTRUCTION DEBRIS.

24-11 (b)  
THERE IS SOLID WASTE DEBRIS THAT IS NOT BEING MAINTAINED IN THE REQUIRED SOLID WASTE CONTAINER.

-----  
CASE NO: CE19030828  
CASE ADDR: 1022 SW 2 CT  
OWNER: TROPICAL VIEW APARTMENTS LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-34.4 B.1.  
THERE ARE COMMERCIAL VEHICLES AND TRAILERS BEING PARKED/STORED OVERNIGHT ON THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION  
VIRTUAL MEETING  
MARCH 25, 2021  
12:00 PM

Page 6

CASE NO: CE13060859  
CASE ADDR: 1741 NW 7 AVE  
OWNER: WOOD, JAMES R & AIMEE C  
PRESENTER: KATRINA JORDAN

**TOTAL LIEN AMOUNT: \$94,700.00**  
**ADMIN COSTS: \$2499.28**  
**APPL OFFER: \$1,500.00**  
**CITY REQUEST: \$4,735.00**

VIOLATIONS: 18-7(b)  
THERE ARE BOARDS COVERING WINDOWS ON THIS VACANT HOUSE THAT  
DO NOT MEET CITY REQUIREMENTS FOR BOARDING. THERE IS NO BOARD UP  
CERTIFICATE ON FILE FOR THIS PROPERTY.

18-12.1.(a)

**MAILED**  
**3/11/2021**

THIS PROPERTY IS NOT CURRENTLY REGISTERED AS A  
VACANT PROPERTY WITH THE CITY.

CASE NO: CE18060717  
CASE ADDR: 2183 NE 59 CT  
OWNER: DUNCAN, MICHAEL H/E ROMANELLI, PIA  
PRESENTER: KATRINA JORDAN

**TOTAL LIEN AMOUNT: \$4,500.00**  
**ADMIN COSTS: \$520.00**  
**APPL OFFER: \$500.00**  
**CITY REQUEST: \$2,250.00**

VIOLATIONS: 15-272.(A)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

**MAILED**  
**3/11/2021**

CASE NO: CE16080864  
CASE ADDR: 2313 NW 6 CT  
OWNER: MCCLEOD, ALICIA  
PRESENTER: KATRINA JORDAN

**TOTAL LIEN AMOUNT: \$2,050.00**  
**ADMIN COSTS: \$1002.46**  
**APPL OFFER: \$0.00**  
**CITY REQUEST: \$1,002.46**

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES PARKED ON THE LAWN AND THE  
DRIVEWAY IS NOT CLEARLY DEFINED.

9-305(b)

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE AREA  
IS NOT PROPERLY MAINTAINED AND PROTECTED. THERE ARE AREAS  
OF THE YARD WHICH ARE BARE AND NEED GROUND COVER.

9-306

COMPLIED

9-313(a)

COMPLIED

**MAILED**  
**3/11/2021**

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION  
VIRTUAL MEETING  
MARCH 25, 2021  
12:00 PM

Page 7

CASE NO: CE-19120186  
CASE ADDR: 2313 NW 6 CT  
OWNER: VALENTINE, CLAUDIA EST  
PRESENTER: KATRINA JORDAN

<b>TOTAL LIEN AMOUNT: \$4,200.00</b> <b>ADMIN COSTS: \$969.84</b> <b>APPL OFFER: \$0.00</b> <b>CITY REQUEST: \$1,000.00</b>
--

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-304(b)

GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST/WEEDS FREE. MISSING DRIVEWAY.

9-278(e)

THERE IS A WINDOW ON THIS PROPERTY BEING COVERED BY A BOARD.

<b>MAILED</b> <b>3/11/2021</b>
-----------------------------------

-----